

EXHIBIT 13



61 2023 00062654

Nassau County

Maureen O'Connell

County Clerk

Mineola, NY 11501

Ref ID#: EC 23 602630

Instrument Number: 2023-00062654

As

J67 - ELECTRONIC DEFAULT JUDGMENT

Recorded On: April 25, 2023

Parties: POWER-FLO TECHNOLOGIES INC

TO JERICHO PLAZA PORTFOLIO LLC

Num Of Pages: 3

Recorded By: ROBERT ANSELL

Comment:

** Examined and Charged as Follows: **

J67 - ELECTRONIC DEFAULT JUC 45.00

Recording Charge: 45.00

** THIS PAGE IS PART OF THE INSTRUMENT **

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

File Information:

Record and Return To:

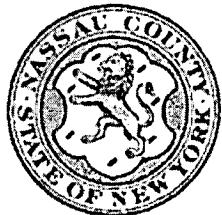
Document Number: 2023-00062654

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Maureen O'Connell
County Clerk Maureen O'Connell

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

POWER-FLO TECHNOLOGIES, INC. d/b/a
UNITED ELECTRIC POWER,

Plaintiff,
- against -
JERICHO PLAZA PORTFOLIO LLC

Index No. 602630/2023

An action against an entity based upon non-payment
of a contractual obligation.

Defendant.

<i>Amount claimed in Complaint (notice).....</i>	\$18,620	83	
<i>Interest 1.5% per month as of 3/17/23.....</i>	\$1,982	11	\$20,602
<i>Costs by Statute.....</i>		<i>55 00</i>	
<i>Service of Summons and Complaint.....</i>		\$126 80	
<i>Affidavits.....</i>			
<i>Transcripts and Docketing.....</i>			
<i>Clerk's Fees entering Judgment.....</i>			<i>ADJUSTED AT \$ 265 00</i>
<i>Postage.....</i>			<i>THIS 25 DAY OF APRIL 2023</i>
<i>Sheriff's Fees on Execution.....</i>			<i>Maurice O'Connell</i>
<i>Satisfaction Piece.....</i>			<i>Clerk, Nassau Co.</i>
<i>Taxing Costs.....</i>			
<i>Fee for Index Number.....</i>	\$210	00	
<i>Costs taxed at.....</i>			
<i>Legal Fees (including taxable costs & disbursements)</i>			
<i>Clerk</i>			
			<i>Total....\$20,939.74 20,867.94</i>

STATE OF NEW YORK, COUNTY OF NASSAU ss.:

The undersigned, attorney at law of the State of New York

ATTORNEY'S AFFIRMATION

ROBERT J. ANSELL, attorney of record for the plaintiff herein, states that the disbursements above specified are correct and true and have been or will necessarily be made or incurred herein and are reasonable in amount, that the time for the defendant to appear or answer herein has expired and that the said defendant has not appeared or answered herein. The undersigned affirms this statement to be true under the penalties of perjury.

Dated: New Hyde Park, New York
March 17, 2023

ROBERT J. ANSELL

JUDGMENT based upon the default of defendant in answering, appearing, or moving in response to the complaint, entered in favor of plaintiff,

NOW, ON MOTION OF **Robert J. Ansell**, general counsel and attorney for plaintiff it is,

ADJUDGED that Power-Flo Technologies, Inc. d/b/a United Electric Power, *plaintiff*, with a principal place of business at 270 Park Avenue, New Hyde Park, New York 11040 do recover of *defendant* Jericho Plaza Portfolio LLC, with an address at 2 Jericho Plaza, Jericho, New York 11753 the principal sum of \$18,620.83 together with interest in the amount of \$1,982.11 together with costs and disbursements of \$265.00 for judgment in the total sum of \$20,867.94 and that plaintiff have execution therefor.

Maurieen O'Connell Clerk